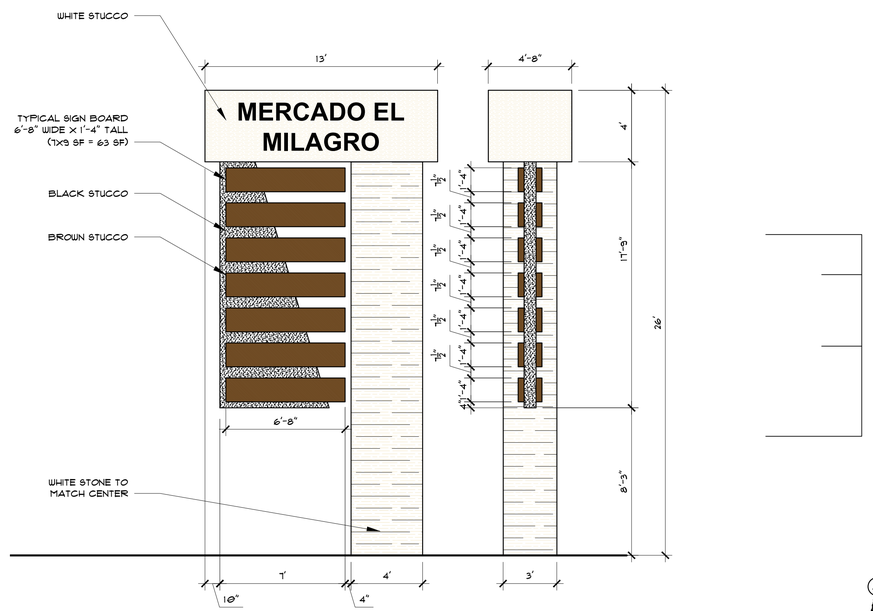
LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW										
TRACT NUMBER	BLDG - A-1	BLDG - A-2	BLDG - B	BLDG - C	BLDG - D	BLDG - E	BLDG - F-1	BLDG - F-2	BLDG - G-1	BLDG - G-2	
TOTAL ACREAGE:	AREA= 1.0846 AC	AREA= 0.6571 AC	AREA= 0.7011 AC	AREA=0.9623 AC	AREA= 0.9176 AC	AREA= 0.8597 AC	AREA= 0.8183 AC	AREA= 1.0106 AC	AREA= 0.6104 AC	AREA= 1.0035 AC	8.7285 AC
EXISTING ZONING:	NR-C										
PROPOSED ZONING:	NR-C										
BLDG. SIZE/ REQ. DINING SEATS	3,482 SF	4,922 SF	2,788 SF / 90 SEATS	3,316 SF	2,788 SF / 90 SEATS	8,974 SF	7,650 SF	8,100 SF	5,773 SF	6,823 SF	54,616 SF
PROPOSED # OF STRUCTURES:	1	1	1	1	1	1	1	1	1	1	
PROPOSED USE:	BANK/CREDIT UNION	SHOPS/RETAIL-FOOD-OFFICE	RESTAURANT W/ DRIVE THRU	GAS STATION / RETAIL	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL	SHOPS/RETAIL	SHOPS/RETAIL-FOOD-OFF.	SHOPS/RETAIL-FOOD-OFF.	
TOTAL PARKING PROVIDED:	41	36 SPACES	17 SPACES + 8 QUEUE	25 SPACES	39 SPACES + 8 QUEUE	33 SPACES + 8 QUEUE	27 SPACES	36 SPACES	16 SPACES	41 SPACES	341 SPACES
TOTAL PARKING REQ (INC. EMPL.)	3/1000 = 8.262 = 9 SPACES	5.6/1000 = 27.56 = 28 SPACES	5.6/1000 = 15.61 = 16 SPACES	4/1000 = 13.26 = 14 SPACES	5.6/1000 = 15.61 = 16 SPACES	3.5/1000 = 31.41 - 32 SPACES	3.5/1000=26.18=27 SPACES	3.5/1000 =28.35=29 SPACES	5.6/1000 = 32.33 = 33 SPACES	5.6/1000 = 38.21 = 39 SPACES	243 SPACES
HC PROVIDED:	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	4 HC (INC. 4 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBL)	2 HC (INC. 2 VAN ACCESIBL)	4 HC (INC. 4 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	24 HC
HC REQUIRED:	1 HC SPACE	2 HC SPACE	1 HC SPACE	1 HC SPACE	1 HC SPACE	3 HC SPACE	1 HC SPACES	2 HC SPACES	3 HC SPACES	2 HC SPACES	17 HC
BIKE SPACES PROVIDED:	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	33 BIKE SP.
BIKE SPACES REQUIRED:	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	33 BIKE SP.
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	19 MC SP.
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	15 MC SP.
MAX BUILDING HEIGHT:	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	
TOTAL PARKING REQUIRED:	243 SPACES X 2% = 5 (4.86) ELECTRIC VEHICLE CHARGING STATIONS REQUIRED, 5 PROVIDED										

KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL)
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 10' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 7/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TYP OF 5)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED



PYLON SIGN ELEVATIONS

1/4" = 1'-0"

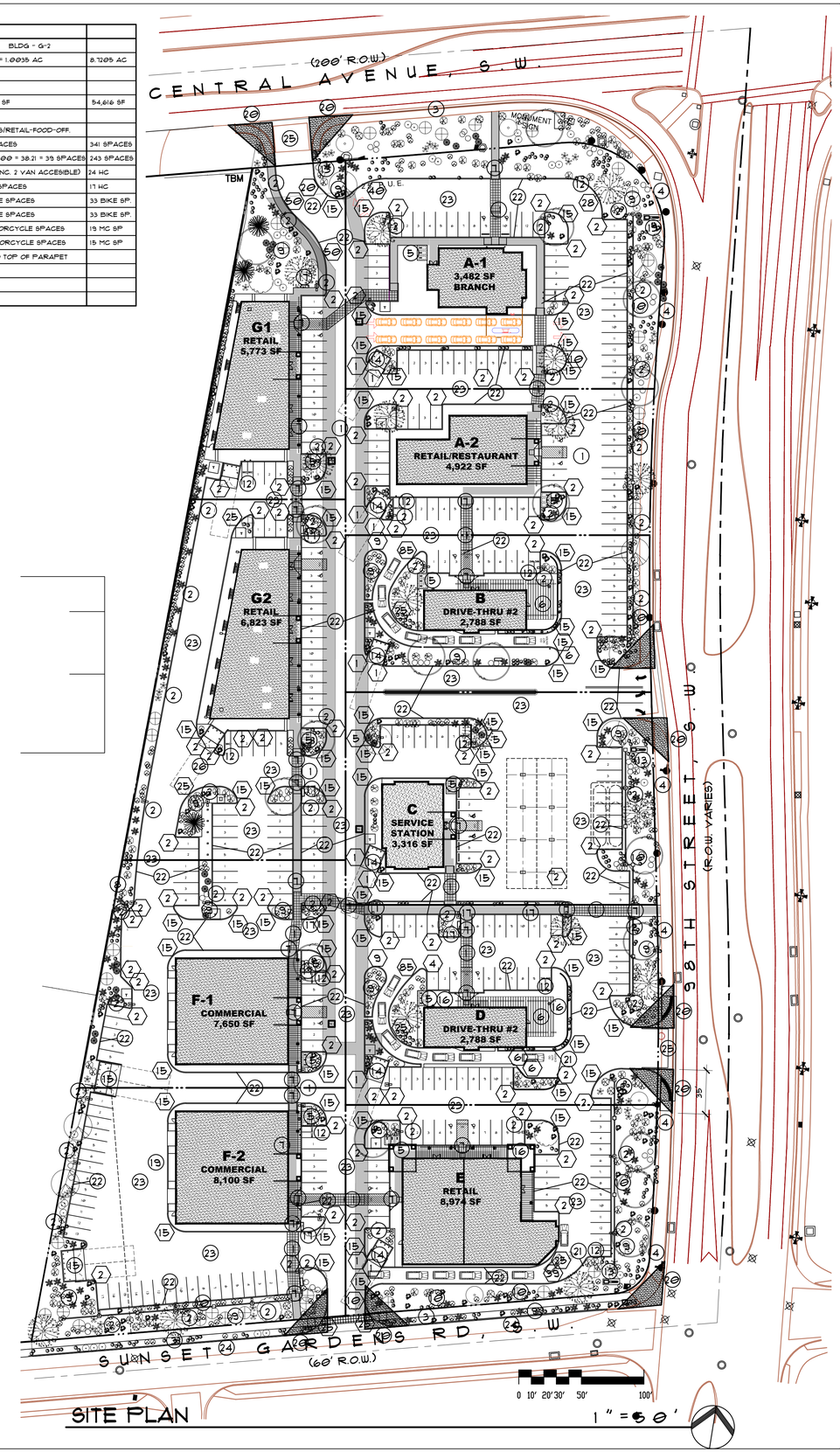
RADIUS INFORMATION

1. RADIUS = 1'-0"
2. RADIUS = 2'-0"
4. RADIUS = 4'-0"
5. RADIUS = 5'-0"
6. RADIUS = 6'-0"
9. RADIUS = 9'-0"
15. RADIUS = 15'-0"
20. RADIUS = 20'-0"
25. RADIUS = 25'-0"
28. RADIUS = 28'-0"
30. RADIUS = 30'-0"
39. RADIUS = 39'-0"
45. RADIUS = 45'-0"
50. RADIUS = 50'-0"
85. RADIUS = 85'-0"
150. RADIUS = 150'-0"

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER

Document used for evaluating trips generated on 2024 Traffic Scoping Form.

Curtis Cherne 11-25-24



SITE PLAN

STATE OF NEW MEXICO
14 NOV 2024
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

MARTIN FM GRUMMER ARCHITECT
339 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

PETERSON PROPERTIES

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

SITE PLAN

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

DATE: 14 NOV 2024
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
A1.1